

MINUTES
Board of Equalization and Review
May 23, 2012

Board Members Present:

Chair: Karen Morrisette
Barbara Levine
Cynthia Campbell

Staff Members Present: Steve Hensley, Appraiser
Roger Gunn, Appraiser

Mrs. Morrisette called the meeting to order at 2:00pm.

Passman

PIN # 9788984332

Linda Passman appeared before the Board to present evidence on her property located at 212 GLENHILL LANE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 466,403. She feels that the house would sell today for \$ 400,000. She stated there have been no major updates or improvements to the 1967 house however, the property has had sufficient and regular maintenance. Ms. Passman said they have 4 bedrooms and 2.5 bathrooms on two levels and that this is a custom built house. Ms. Passman presented six sales from a value appeal service within one mile of the subject property, and she feels the value should be approximately \$ 356,000. She is of the opinion that the sales presented are generally larger homes and in superior neighborhoods but sold for less than the valuation of her property. Ms. Passman indicated that the actual address is 212 Glenhill Lane, although tax records have the mailing address as 212 Glendale Drive.

The County Staff recommended changing the grade to A+00 to be more equitable with comparable sales at 211 MARILYN LANE presented by the Taxpayer. This would reduce the value to \$ 441,200.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Morrisette made a motion to accept the County staff's changes, lowering the value to \$ 441,200, placing the valuation of the subject's property below the average sales price for 2008 sales within the Glendale subdivision. The Board also wished to note that the property sales information submitted by the appellant does not match the information from the Tax Department and Triangle MLS. Ms. Campbell seconded the motion and the motion passed.

Ayes: 3
Noes: 0

Zuckerman PIN

9799432979

Jay Zuckerman appeared before the Board to present evidence for his property at 11 FRANCES STREET, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 199,919. Mr. Zuckerman presented fifteen sales to support his contention that the value of this property should be \$ 145,000. Mr. Zuckerman states that his home has foundation cracks and sheetrock cracks in walls and ceilings and floors sway depending on the season. Furthermore, the roof and gutters have deteriorated and the original deck is in need of replacement. The owner acknowledges that he paid \$ 185,000 for the home in 2006 in a transaction between related parties. Mr. Zuckerman reiterated the sheetrock problems, as well as problems with doors closing and the lack of overall improvements to a house that was built in 1981.

Upon inspection by County staff, it was suggested that the physical depreciation be increased to 28%, which would result in a value decrease to \$ 194,700, based on the taxpayer's information regarding the deferred maintenance.

During deliberations, the Board considered all information presented by the appellant and the County. The sales of comparable properties were also considered. After deliberation, Mrs. Morrissette made a motion to accept the staff's suggestions and to make no further changes based on evidence presented by the appellant as most of the comparables were not detached homes and were not deemed truly comparable properties to the subject's property. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Davis

PIN # 9890238009

Kathryn Davis appeared before the Board to present evidence for her property located at 104 ARCADIA LANE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 759,846. She states that she believes that her value should be approximately \$ 619,000. The appellant presented six sales from an online valuation service to support her estimate. Additionally, she noted that the house was purchased in 1994 and no improvements have been made to the property since then.

Upon inspection by County staff, it was discovered that the house was not entirely masonry construction. Staff recommended changing the exterior to frame. These recommended changes would reduce the value to \$ 728,700.

During deliberations, the Board considered all information presented by the appellant and the County. The sales of comparable properties were also considered. After deliberation, Mrs. Levine made a motion to accept the County staff's recommendation but to make no other changes to the value based on the

evidence presented by Ms. Davis as none of the sales she presented were in the subject's neighborhood and did not support a value change. Mrs. Morrisette seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Perry

PIN # 9779014674

Richard Perry elected not to appear before the Board and requested to allow the appeal form and all supporting documentation to serve as his appeal. His property is located at 814 OLD FAYETTEVILLE ROAD, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$ 394,942. Mr. Perry is questioning the value of his property due to two homes in the development that sold for \$ 285,000 and \$ 295,000.

Roger Gunn noted that these sales sold in 2011 and 2012 and were REO/ Lender owned at the times of sale. The County staff presented a 2008 sale in the same subdivision of similar size, quality, condition and features that sold for slightly more than the subject's assessment.

During deliberations, the Board considered all information presented by the appellant and the County. After deliberation, Mrs. Morrisette made a motion that no change to value be made due to sales presented by the appellant being after the date of the revaluation and due to a sale submitted by the County that supports the subject's current valuation. Mrs. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Neville/Haskin

PIN # 9788408810

William J. Neville appeared before the Board to present evidence for his property located at 418 WHITEHEAD CIRCLE, CHAPEL HILL, NC. The current tax value assigned to the property by Orange County is \$521,404. Mr. Neville states that the property has been listed twice since 2009 in which he had to eventually lower the listing price to the assessed value. It was marketed again in 2010 for \$ 465,000 and never received any offers through 2011. He claims that the property's proximity to Fordham Boulevard is a detriment and a common complaint from prospective buyers due to high traffic noise.

Mr. Neville presented four sales occurring after the revaluation to support his contention of value. He added that his home is well maintained but overvalued.

Mrs. Morrisette remarked that the sales presented were not really time relevant due to their occurrences in 2009 and 2010.

Mr. Neville expressed that the value should be closer to \$ 450,000.

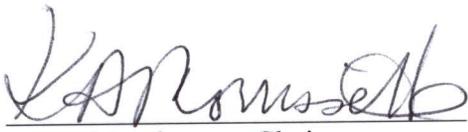
The County staff made a recommendation to correct the property record card by removing the foundation thus reducing the value to \$ 517,500.

During deliberations, the Board considered all information presented by the appellant and the County. The sales of comparable properties were also considered. After deliberation, Mrs. Morrissette made a motion to accept the Staffs changes and to make no other changes to the value as the comparables submitted by the appellant were after the revaluation date and not relevant to January 1, 2009 valuation. Mrs. Levine seconded the motion and the motion carried.

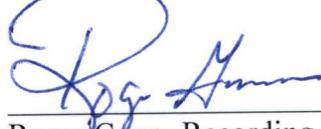
Ayes: 3

Noes: 0

Having heard all the appeals scheduled on this date, Karen Morrissette made a motion to adjourn this meeting. Cynthia Campbell seconded the motion and the meeting was adjourned at 4:20 pm.



Karen Morrissette- Chair



Roger Gunn- Recording Secretary